



FILE: PA 02-0126

DATE: December 23, 2002

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA02-0126, Site Development Permit for an access road from Coyote Canyon Landfill to Coygen/Laidlaw Switching Station.

LOCATION: 20143 Newport Coast Drive, located adjacent to the San Joaquin Hill Transportation Corridor.

APPLICANT: Agent: The Keith Companies, Inc for SCE
Owner: The Irvine Company

I. NATURE OF PROJECT:

The project site is zoned A1 "General Agricultural" and is located adjacent to the Coyote Canyon Landfill. Gas Recovery Systems, Inc (GRS) operates a gas recovery system at the landfill. The gas recovery facility generates electrical power to a switching station that ultimately is connected to Southern California Edison (SCE) wires. The switching station is located between the San Joaquin Hills Transportation Corridor and a flood control channel.

A small road is located off of the SJH Transportation Corridor to permit access to the Coygen/Laidlaw Switching Station facility. Caltrans would not grant long-term access rights to SCE from the existing gate located along the SJH Transportation Corridor. Therefore, this proposal is to permit access from the Coyote Canyon Landfill. The road for the landfill and flood channel is accessed from Newport Coast Drive. The applicant is working with IWMD and the Irvine Company to secure permanent access to the subject site. The County of Orange owns the flood channel that is located to the west of the site. Therefore the applicant will need an encroachment permit before proceeding with the construction of the road.

The work will consist of replacing 71 linear feet of open concrete channel with a reinforced concrete box culvert measuring 7 feet high by 14 feet wide. Work will also include approximately 80 cubic yards of cut and fill in order to construct an access road to the facility from the Coyote Canyon Landfill. The new road will permit service vehicles to cross over the flood control channel to gain access to the switching station and make repairs and services to the facility.

The reinforced concrete box culvert within the existing flood channel is required to be 71 feet in length to provide adequate radii for the access road as it crosses the channel from the existing road on the west side of the flood channel. The total length of the new road from the existing road on the west of the flood channel to the existing access road adjacent to the facility will be approximately 130 linear feet. No other alterations will be made to the existing facility. The site shall continue to abide by all original mitigation measures set forth in Negative Declaration PA990199.

The facility was originally permitted under Planning Application PA990199, which was approved by the Zoning Administrator on January 27, 2000. This site development permit addresses the new access from Coyote Canyon Landfill. The proposal was sent to eight county sections including Integrated Waste Management Department and Orange County Flood Control District//Water Quality Management Plan Services for review and comment as well as to the City of Newport Beach. Staff has received no objections to the proposal.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and procedures" and Zoning Code Section 7-9-55 A1 "General Agricultural" District Regulations.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Negative Declaration PA990199 approved on January 27, 2000 and Addendum PA020126. Prior to project approval, the decision-maker must assert that this is adequate to satisfy the requirements of CEQA for the proposed project. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad Brown, Section Chief
CPSD/Site Planning Section

JJT

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Coygen/Laidlaw Switching Station

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ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

Appendix C - Site Photos

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.